



Information letter

December 2024

Hello all neighbours!

Here is an information letter from us on the board.

As mentioned in last year's information letter, future updates will be issued digitally to reduce the board's paperwork and minimize paper handling.

Information letter follows below.

Nya Flygaren

As many of you are aware, the association has previously approved a project called “Nya Flygaren.”

This project involves several important elements, and you can learn more about it by:

1. Enter the association's homepage <https://flygaren1.se/>
2. Click on “Nya Flygaren”.

As many of you also know, this project has been put on hold due to the economic situation in Sweden in recent years, above all the rapid and sharp rise in interest rates.

As was also communicated in the previous information letter from September 2023, there is a major upcoming maintenance on the high-rise buildings that must be carried out. To be more specific, the roofs of the high-rise buildings need to be redone.

As part of this larger project, we will also explore the possibility of incorporating elements from the Nya Flygaren project, such as the facades of the high-rise buildings.

In conclusion, the Nya Flygaren project remains on hold, but certain parts of the project are expected to resume, hopefully around the third/fourth quarter of 2025.

We are currently seeing different companies that could lead this project.

Association's economy

Since the association's last annual meeting on June 4, the new board has had to spend a great deal of time, effort, and energy on handling the association's existing loans.

This is because we had a total of three loans that fell due, shortly after the meeting. These loans looked like the following before they fell due:

Loan 1: 40 million with an interest rate of 4,65%

Loan 2: 30,4 million with an interest rate of 3,65%

Loan 3: 40 million with an interest rate of 0,6%

With the help of our financial manager BredaBlick, we have done a solid loan negotiation where we have compared several different banks to get the best interest rates, at the moment.

These three loan now look as follows:

Loan 1: 32 million at 2,93% (Amortization of 8 million made)

Loan 2: 30,4 million at 3,23%

Loan 3: 40 million at 2,9%

For Loan 1, we successfully reduced the interest rate by 1,72 percentage points.

For Loan 2, we achieved a 0,42% reduction. However, the interest rate for Loan 3 has increased significantly.

The association has one last blow left regarding the loans, where we have a loan of 42,8 million due on 2025-07-30 with a current interest rate of 0,52%.

New Agreements

The association's previous parking company (Aimo Park) has been terminated and a new agreement with a new parking company has been signed.

The new agreement is with a parking company called Parkit.

We are working on expanding the guest parkings. Spots 145, 146, 147, 148 & 44 will become new guest parkings.

Something we like about Parkit is that they donate 1% of what the company collects on parking fines to the breast cancer fund, and therefore you get pink parking fines instead of the classic yellow ones. See examples below.



The association has also signed a new agreement with Bahnhof regarding Wi-Fi router and TV box Allente via Bahnhof! The association has thus received a new, more modern Wi-Fi router and a new TV box with a wider range at the same price as before.

There are still some residents who have not yet collected the new TV box or Wi-Fi router.

If you have not collected this, email the board at styrelsen@flygaren1.se and we will arrange an opportunity where you can collect the new equipment.

Those of you who picked up the new equipment, it is very important to remember that this equipment belongs to the apartment!

As a resident, you are obliged to leave the Wi-Fi router, TV box and cords when/if you move.

Apartments

Now a little about the apartments in the area.

After all, the association consists of both condominiums and rental properties.

Since the meeting, the association has been able to sell an apartment in the area and one is available online.

We have also recently received two previous rental apartments returned to the association.

These two are to be renovated and then put up for sale, something that will give extra boost in the association's treasury.

Maintenance

Furthermore, maintenance is continuously ongoing.

Water pumps break down, patio doors need replacing, countertops in the laundry rooms require sanding and oiling, partial trunk replacements are done, residents move in and out, requiring transfer approvals and inspections, water damage needs addressing, washing machines in the laundry rooms break—these are just some of the ongoing tasks that don't need further detail here.

We on the Board always have something to consider and something to do, one can safely say.

Two fun ones:

1) On December 15, Sunday at 14:00, all residents of the association are welcome to the association room for JULIMINGEL, with us in the board.

There will be mulled wine and an opportunity to talk to the board about everything possible.

2) For the year 2025, there will be no fee increase for the condominiums,

Our thoughts: In general, we think it is healthy to make fee increases every year of a few percent, say 2-3% because many other things go up at that rate.

The reason we are refraining from a fee increase now is because there have already been two big increases in recent times, one of 20% and another of 10%.

With these two major increases so close, we refrain from an increase now but would like to see the future board make small healthy increases so there does not have to be big bangs as it has been now.

The board does not make decisions regarding the rental apartments; that information comes from other sources. It is an agreement between the property owners and the tenants' association

A boring one:

Reminder that we are all responsible for our living environment in the association.

We receive recurring complaints about three things that are not taken care of:

- 1) Dog poop not being taken care of, in fact, dogs are not allowed to be walked in the neighborhood according to our rules.
- 2) Laundry rooms that are not cleaned after use. They are only cleaned once a week by the cleaning company.
- 3) Garbage, there is garbage thrown everywhere.

For everyone's convenience, we can take our garbage home to dispose of it.

We experienced issues with flies around the garbage containers in late summer, so next year, we will aim to schedule the cleaning of the bins earlier.

So, that's it for this time!

If you have any questions or concerns, just send an email to:
styrelsen@flygaren1.se

Until next time, The Board.